

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

34 Cranbrook Circuit, Officer

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$430,000

&

\$473,000

Median sale price

Median price

\$437,500

House

x

Unit

Suburb

Officer

Period - From

January 17

to

June 2017

Source

PriceFinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19 Henrietta Avenue, Officer	\$460,000	08 Mar 17
10 Brownfield Drive, Officer	\$460,000	12 Jan 17
9 Cranbrook Circuit, Officer	\$456,000	22 May 17

Property data source: rpp.rpdata.com Generated on 08 July 2017.

Additional information about comparable sales.



**19 Henrietta Avenue Officer VIC
3809**

 3  2  2

Sold Price

\$460,000

Sold Date

08-Mar-17

Distance

0.67km



**10 Brownfield Drive Officer VIC
3809**

 3  2  2

Sold Price

\$460,000

Sold Date

12-Jan-17

Distance

0.87km



**9 Cranbrook Circuit Officer VIC
3809**

 4  2  2

Sold Price

\$456,000

Sold Date

22-May-17

Distance

0.08km

